

PARKS AND RECREATION COMMISSION

SYNOPSIS

DEVELOPMENT MEETING and STUDY SESSION

**Wednesday, March 19, 2008
5:30 P.M.**

**City Hall
Room W-120
200 East Santa Clara Street
San José, CA 95113**

MELANIE RICHARDSON, CHAIR

MARY ANN RUIZ, VICE CHAIR

MIKE FLAUGHER

LESLEE HAMILTON

G.M. HARDING

JAMES KIM

JULIE MATSUSHIMA

ERIK KARSTAN SMITH

DEVELOPMENT MEETING

1 CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: Richardson, Flaughner, Hamilton and Kim

Late: Ruiz (5:34 p.m.)

Absent: Harding, Matsushima and Smith

2 ORDERS OF THE DAY

Study session item 6.1 was heard first on the agenda due to a temporary lack of quorum.

3 ORAL COMMUNICATIONS

None

4 CONSENT CALENDAR

4.1 Approval of February 13, 2008 Synopsis
(Deferred from 3/5/08)

4.2 Approval of February 20, 2008 Synopsis
(Deferred from 3/5/08)

Continued

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| 4.3 | <u>Acceptance of Report on Planning Applications from Weekly Staff Review Meetings</u> | Dave Mitchell |
| 4.4 | <u>Set a Public Hearing on April 2, 2008, for the Naming of a New Community Center at the Davis Intermediate School Campus</u> | Evelyn Velez-Rosario |
| 4.5 | <u>Set a Public Hearing on April 2, 2008, for the Naming of a New Park at San Antonio Street, Opposite 34th Street</u> | Evelyn Velez-Rosario |
| 4.6 | <u>Set a Public Hearing on April 2, 2008, for the Naming of a New Park at Madden Avenue, East of Jackson Avenue</u> | Evelyn Velez-Rosario |

It was moved by Commissioner Flaughter, seconded by Commissioner Hamilton and voted 5-0 to approve the Consent Calendar.

5 ACTION ITEMS

- 5.1 Approval of Recommendation on Secondary Unit Parkland In-Lieu Fee
(Deferred from 3/5/08)

Senior Planner Carol Hamilton reviewed the updated results and analysis of the Secondary Unit Pilot Program. Based on the results, staff is recommending approval of a resolution to amend the Schedule of Parkland In-Lieu Fees charged pursuant to Chapters 14.25 and 19.38 of the San José Municipal Code to establish a parkland fee for secondary units of 50% of the fees applicable to SRO units, resulting in a parkland fee in the range of \$2,275 to \$5,500 per secondary unit. The Commission had previously reviewed results of the Pilot Program on September 5, 2007. At that time, the Commission requested staff to return with a specific fee recommendation.

Commissioner Kim inquired if there was a cap on the number of occupants in the secondary units. Ms. Hamilton responded that there was no cap on occupants, but there was a single-bedroom limit. Based on surveys, approximately 67% would accommodate a family member, and 14% would be used by family members as a pool house, recreation room or guest house not intended as a permanent residence. Only 19% were constructed as rental units. Based on these results, staff estimates the actual occupancy will average out to approximately 0.5 occupant per unit.

The Commission concurred that 50% of the SRO unit fee was reasonable.

This item will be considered by the City Council on April 8, 2008.

It was moved by Vice Chair Ruiz, seconded by Commissioner Hamilton and voted 5-0 to approve the staff recommendation to establish a parkland in-lieu fee for secondary units as 50% of fees applicable to SRO units; and to authorize Chair Richardson to sign a letter of support regarding this recommendation to the City Council.

The development meeting concluded at 6:45 p.m. and was followed by the study session.